

IN RE: PETITION FOR VARIANCE
N/S Old Court Road, 2200' E
of the c/l Dogwood Road
(9500 Old Court Road)
2nd Election District
2nd Councilmanic District

Edrich Farms, Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-61-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Edrich Farms, Inc., by E. F. Stanfield, President, through their attorney, Sally Fite Stanfield, Esquire. The Petitioners seek relief from Sections 450.4.E and 450.4.I of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a total sign area of 90 sq.ft. in lieu of the permitted 25 sq.ft., and a street centerline setback of 22 feet in lieu of the required 75 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Sally Stanfield, Esquire, attorney for the Petitioners, and Thomas Church, Professional Engineer with Development Engineering Consultants, Inc., who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 198 acres, more or less, zoned R.C.2 and is located on the north side of Old Court Road, just east of its intersection with Dogwood Road in western Baltimore County. The property is the site of a working farm and is used for a number of other ventures, including a

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Date 1/11/78
By [Signature]

lumber yard and a landscaping and horticulture business. Most recently, the Petitioners constructed a produce stand near the entrance to their property from which they sold produce grown on their farm. At issue in this case is a double-faced sign which identifies the produce stand and was placed near the intersection of Old Court Road and the entrance to this site. During a routine inspection in the area, an inspector with the Code Enforcement Division of the Department of Permits and Development Management (DPDM) cited the Petitioners with a zoning violation notice and advised them to file the instant Petition. The sign, including its structural supports, is 9' x 5' in dimension; however, the actual sign itself is only 4' x 8' in dimension. The sign identifies the produce stand as Edrich Fresh Picked Produce. The sign is an original work of art which was hand-painted on both sides of a 4' x 8' sheet of plywood by a member of the Stanfield family, which owns Edrich Farms. A photograph of the sign was submitted into evidence showing that it is indeed very attractive and fits in nicely with the rural character of the surrounding locale. Testimony indicated that the size of the sign and its location close to the road is warranted in order to provide adequate, safe notice to potential customers of the produce stand.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser

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8/1/97
OFFICE OF THE CLERK
CITY OF MONTGOMERY

relaxation than that applied for would give sufficient relief; and,

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28
(1974).

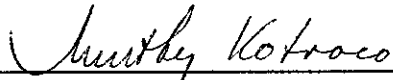
After due consideration of the testimony and evidence presented, I am persuaded to grant the requested variance. The Stanfield family owns over 700 acres of land in this area of Baltimore County, and the produce that is grown on their farm is sold to the general public from the subject produce stand. The small 4' x 8' sign identifying this produce stand is appropriate, given the overall size of the farm and the location of the produce stand itself. In my opinion, the size and location of the sign is appropriate in order to safely advise motorists travelling to the site where the entrance to the produce stand is located. I see no justification for requiring that the sign be reduced in strict compliance with the zoning regulations, thereby destroying an original work of art by a Stanfield family member. The Stanfield family has been a responsible member of the Woodstock/Granite community for many years and offers many fine services. In my view, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of October, 1998, that the Petition for

Variance seeking relief from Sections 450.4.E and 450.4.I of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sign area of 90 sq.ft. total in lieu of the maximum permitted 25 sq.ft., and a street centerline setback of 22 feet in lieu of the required 75 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that a thirty (30) day appeal period runs from the date of this Order. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 10/1/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

October 1, 1998

Sally Fite Stanfield, Esquire
2829 Offutt Road
Randallstown, Maryland 21133

RE: PETITION FOR VARIANCE
N/S Old Court Road, 2200' E of the c/l Dogwood Road
(9500 Old Court Road)
2nd Election District - 2nd Councilmanic District
Edrich Farms, Inc. - Petitioner
Case No. 99-61-A

Dear Ms. Stanfield:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. E. F. Stanfield, President, Edrich Farms, Inc.
9700 Old Court Road, Baltimore, Md. 21244

Mr. Thomas Church, Development Engineering Consultants, Inc.
6603 York Road, Baltimore, Md. 21212

Code Enforcement Division, DPDM; People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

#9500 OLD COURT ROAD

which is presently zoned

RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 450.4.E AND 450.4.I TO ALLOW A TOTAL SIGN AREA OF 90 SQUARE FEET IN LIEU OF THE ALLOWABLE 25 SQUARE FEET, AND TO ALLOW A SETBACK OF 22 FEET FROM CENTERLINE OF ROAD IN LIEU OF REQUIRED 75 FEET.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

THE REGULATION SIZE SIGN (4'x 3' PER SIDE) WOULD CREATE A TRAFFIC HAZARD (TOO SMALL TO READ WITHOUT VEHICLE COMING TO COMPLETE STOP), AND IF THE SIGN WAS 75 FEET FROM CENTERLINE OF ROAD IT WOULD NOT BE VISIBLE FROM THE ROAD.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

SALLY FITE STANFIELD

(Type or Print Name)

Signature

Address

City

State

Zipcode

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

EDRICH FARMS E.F. STANFIELD

(Type or Print Name)

E.F. Stanfield Pres.

Signature

(Type or Print Name)

Signature

9700 OLD COURT ROAD 410-922-5959

Address

Phone No

BALTIMORE

MD

21244

City

State

Zipcode

Name, Address and phone number of legal owner, contractor, architect or representative to be contacted.

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Name

6603 YORK RD., BALTO., MD 21212 410-377-2600 wk.

Address

Phone No (410) 377-5496 h.m.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: Sk

DATE 8/4/88

ORDER RECEIVED FOR FILING

Date 10/1/98

By [Signature]

99-61-A

#61

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION FOR 9500 OLD COURT ROAD

Beginning at a point in the road bed of Old Court at the distance of 2,200 feet, more or less east of the centerline of Dogwood Road, said property being described as follows:

- 1) North 87 degrees 00 minutes West, 924.0 Feet
- 2) North 74 degrees 15 minutes West 903.4 Feet
- 3) North 10 degrees 00 minutes East, 825.0 Feet
- 4) North 41 degrees 00 minutes East, 330.0 Feet
- 5) North 57 degrees 00 minutes East, 1653.3 Feet
- 6) North 45 degrees 15 minutes East, 77.5 Feet
- 7) Due East, 495.0 Feet
- 8) North 59 degrees 36 minutes East, 1034.5 Feet
- 9) North 82 degrees 00 minutes East, 316.8 Feet
- 10) South 71 degrees 30 minutes East, 303.6 Feet
- 11) South 48 degrees 15 minutes East, 49.5 Feet
- 12) South 15 degrees 45 minutes East, 1600.5 Feet
- 13) South 10 degrees 30 minutes East, 272.3 Feet to the road bed of the aforementioned Old Court Road. Then along the road bed of the aforementioned Old Court Road, the following courses and distances:
 - 1) South 64 degrees 00 minutes West, 445.5 Feet
 - 2) South 68 degrees 15 minutes West, 297.0 Feet
 - 3) South 64 degrees 15 minutes West, 726.0 Feet

99-61-A

#61

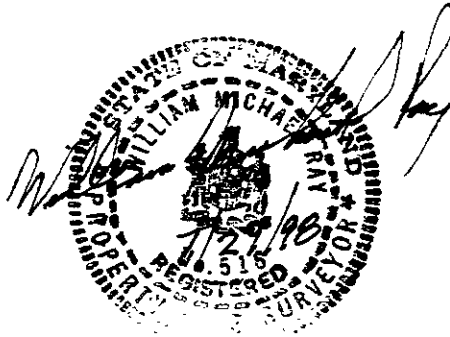
4) South 71 degrees 00 minutes West, 297.0 Feet
5) South 78 degrees 00 minutes West, 627.0 Feet
6) South 88 degrees 15 minutes West, 363.0 Feet
to the place of beginning.

Being the same parcel of land as described in Deed Liber
3629, Folio 393, containing 198 acres of land, more or less.

Also known as 2829 Offutt Road and located in the 2nd
Election District.

91-149C

07-29-98



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 056110

DATE 8/4/98 ACCOUNT RC001-0150

AMOUNT \$ 250.00

RECEIVED FROM: Jim Smith

FOR: 020 Zoning Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 61

PAID RECEIPT

PROCESS ACTUAL TIME
8/05/1998 8/04/1998 14:09:00
REG 0605 CASHIER LSHY LAG BOWEN
5 MISCELLANEOUS CASH RECEIPT
Receipt # 060888
CR NO. 056110

250.00 CHECK
Baltimore County, Maryland

99-61-A

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-61-A
9500 Old Court Road
N/S Old Court Road, 2200' E
of Dogwood Road
2nd Election District
2nd Councilmanic District
Legal Owner(s):
Edrich Farms

Variance: to allow a total sign area of 90 square feet in lieu of the allowable 25 square feet; and to allow a setback of 22 feet from centerline of road in lieu of required 75 feet.

Hearing: Tuesday, September 22, 1998 at 10:00 a.m., in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

9/018 Sept. 3 C255571

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Sept. 3, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept. 3, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case # 99-61-A
Petitioner/Developer:
(Edrich Farms)
Date of Hearing/Closing:
(Sept. 22, 1998)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

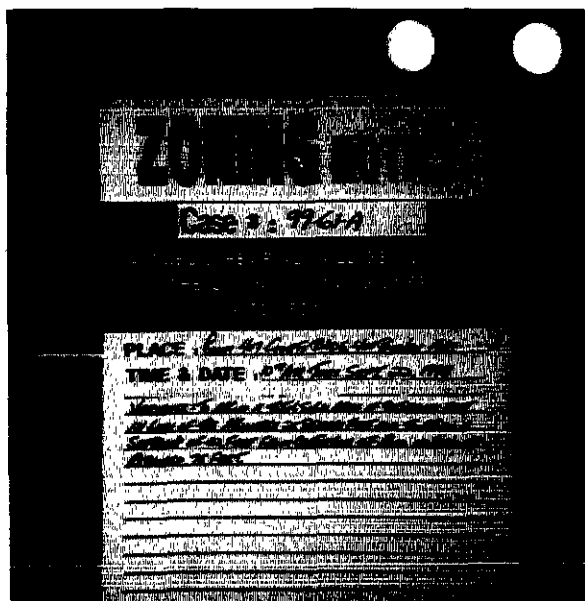
Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____

9500 Old Court Road Baltimore, Maryland 21163 _____

The sign(s) were posted on _____ Sept. 4, 1998
(Month, Day, Year)



Sincerely,

Thomas P. Ogle, Sr. 9/4/98
(Signature of Sign Pester & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave.
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 61

Petitioner: Edrick Farms

Location: 9500 Old Court Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: D.E.C.

ADDRESS: 6603 York Road

Balto. Md. 21212

PHONE NUMBER: (410) 377-2600

AJ:ggs

99-61-A

(Revised 09/24/96)

#61

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-61-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Variance to allow a total sign area of 90 ft.² in
lieu of the allowed 25 ft.² and to allow a street center line
setback of 22 ft. in lieu of the required 75 ft.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
September 3, 1998 Issue - Jeffersonian

Please forward billing to:

D.E.C. 410-377-2600
6603 York Road
Baltimore, MD 21212

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-61-A
9500 Old Court Road
N/S Old Court Road, 2200' E of Dogwood Road
2nd Election District - 2nd Councilmanic District
Legal Owner: Edrich Farms

Variance to allow a total sign area of 90 square feet in lieu of the allowable 25 square feet; and to allow a setback of 22 feet from centerline of road in lieu of required 75 feet.

HEARING: Tuesday, September 22, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 14, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-61-A
9500 Old Court Road
N/S Old Court Road, 2200' E of Dogwood Road
2nd Election District - 2nd Councilmanic District
Legal Owner: Edrich Farms

Variance to allow a total sign area of 90 square feet in lieu of the allowable 25 square feet; and to allow a setback of 22 feet from centerline of road in lieu of required 75 feet.

HEARING: Tuesday, September 22, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Arnold Jablon
Director

c: Sally Fite Stanfield, Esquire
Edrich Farms
Development Engineering Consultants, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 7, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 17, 1998

Development Engineering Consultants, Inc.
6603 York Road
Baltimore, MD 21212

RE: Item No.: 61
Case No.: 99-61-A
Location: 9500 Old Court Road

Dear Sirs:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on .

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over a circular stamp.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

DATE: Aug 21, 98

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 17, 1998

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 55

56

57

58

59

62

64

66

67

61
65

RBS:sp

BRUCE2/DEPRM/TXTS8P

INTEROFFICE CORRESPONDENCE

Date: August 21, 1998

SUBJECT: Zoning Advisory Committee Meeting
for August 24, 1998
Item No. 061

cc: File



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 8.14.95
Item No. 061 BR

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

/s/ Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Sim
9/22

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

DATE: August 24, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 9500 Old Court Road

INFORMATION

Item Number: 61

Petitioner: Edrich Farms

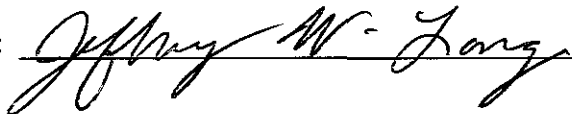
Zoning: RC 2

Requested Action: Variance

Summary of Recommendations:

Based upon the information provided and analysis conducted, the Office of Planning recommends that the requested variance to permit a sign 22 feet from the centerline of Old Court Road be granted, since a sign at this location would not disrupt the rural character of the area. However, the staff does not support a variance to total sign area because this would not be consistent with the rural character of the area. Given the lack of other signage in the immediate vicinity, it would appear that a 25 square foot sign is more than sufficient at this particular location.

Section Chief:



AFK/JL

RE: PETITION FOR VARIANCE
9500 Old Court Road, N/S Old Court Rd, 2200'
E of Dogwood Rd, 2nd Election District,
2nd Councilmanic

Legal Owners: Edrich Farms

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case Number: 99-61-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

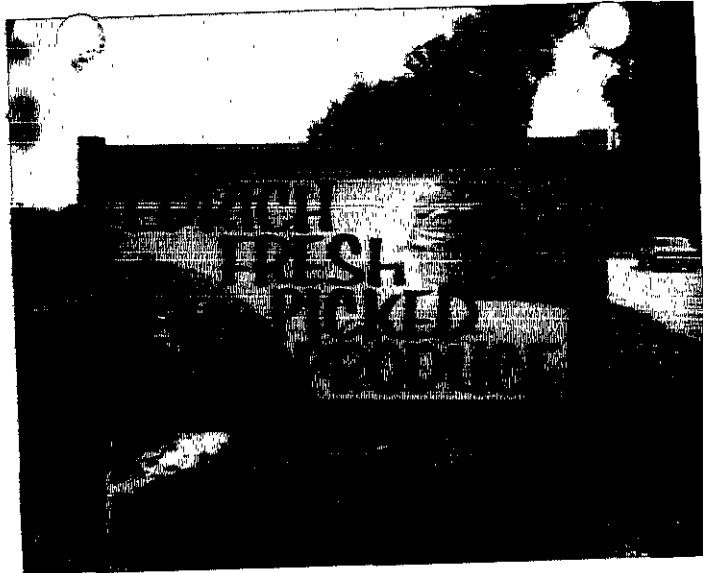
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of Sept. 1998, a copy of the foregoing Entry of Appearance was mailed to Sally Fite Stanfield, Esq., , 2829 Offutt Road, Randallstown, MD 21133, attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN



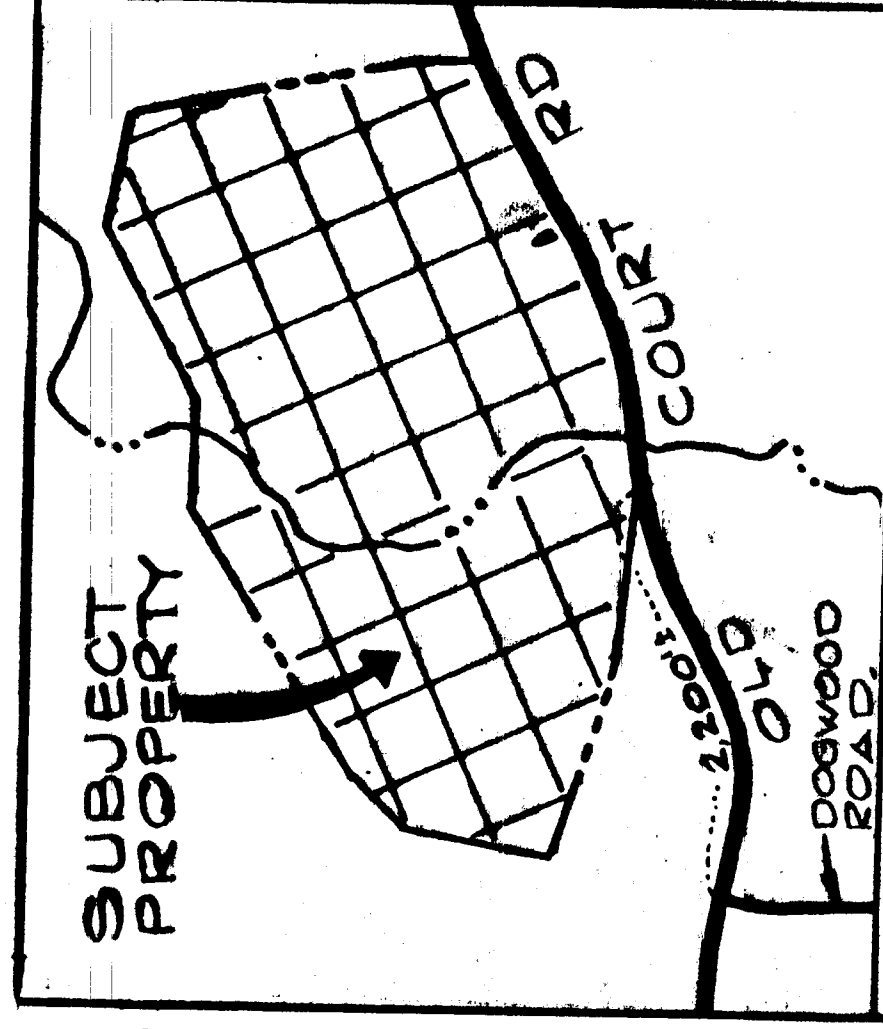
1/29/58 / towards Wmsor mill
Rd

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL EXCEPTION

FLOOR AREA RATIO (FAR): NOT REQ'D IN RC-2 ZONES.
AMENITY OPEN SPACE : NOT REQ'D IN RC-2 ZONES.
PARKING DATA: REQUIRED = 5/1000 SF x 960 S.F. (RETAIL) = 5 SPACES REQUIRED
PROVIDED: 5 SPACES PROVIDED

- PREVIOUS COMMERCIAL PERMITS:
PERMIT NO. PURPOSE/USE
B-327314 TO CONSTRUCT AND USE A MINOR COMMERCIAL STRUCTURE FOR A PRODUCE STAND.
B-229160 TO CONSTRUCT A POLE SHED
B-176739 TO CONSTRUCT A NEW OFFICE BUILDING
B-137177 TO CONSTRUCT BUILDING FOR MANUFACTURING AND FINISHING FURNITURE

- ZONING HEARINGS:
A. D.R.C. NO. 122971-LIMITED EXEMPTION UNDER SECTION 26-171 (A) (7) FOR A MINOR COMMERCIAL STRUCTURE/GRANTED 12/29/97.
B. D.R.C. NO. 04055A-LIMITED EXEMPTION UNDER SECTION 26-171 (A) (7) FOR A LUMBER SHED/GRANTED 6/5/95.
C. D.R.C. NO. 80392A-LIMITED EXEMPTION UNDER SECTION 26-171 (A) (7) FOR A MINOR COMMERCIAL STRUCTURE/GRANTED 8/3/92.
D. ISSUE NO. 2-035 - TO REZONE A PORTION OF THE PROPERTY FROM RC-2 TO RC-5/DENIED.



VICINITY MAP
SCALE: 1"=1000'

LOCATION INFORMATION

ELECTION DISTRICT : 2
COUNCILMANIC DISTRICT: 2
1"= 200' SCALE MAP #: NW 5 J
ZONING : RC-2
LOT SIZE : 198 AC± = 8,624,800 S.F.

SEWER : ☐ PUBLIC PRIVATE
WATER : ☐
CHESAPEAKE BAY CRITICAL AREA: ☐ YES ☒ NO
PRIOR ZONING HEARINGS: ☐ YES ☒ NO
PRIOR COMMERCIAL PERMITS: ☐ YES ☒ NO

ZONING OFFICE USE ONLY

REVIEWED BY: _____ ITEM #: _____ CASE #: _____

OWNER: ED RICH FARM, INC.
2700 OLD COURT RD
BALTIMORE, MD 21244
DEED : 3629/393
TAX ACCT.: 02-05-130102

PLAT TO ACCOMPANY VARIANCE REQUEST FOR

9500 OLD COURT ROAD

ELECT. DISTRICT BALTIMORE CO. MD.

DATE JUL. 30, 1998

SCALE AS SHOWN

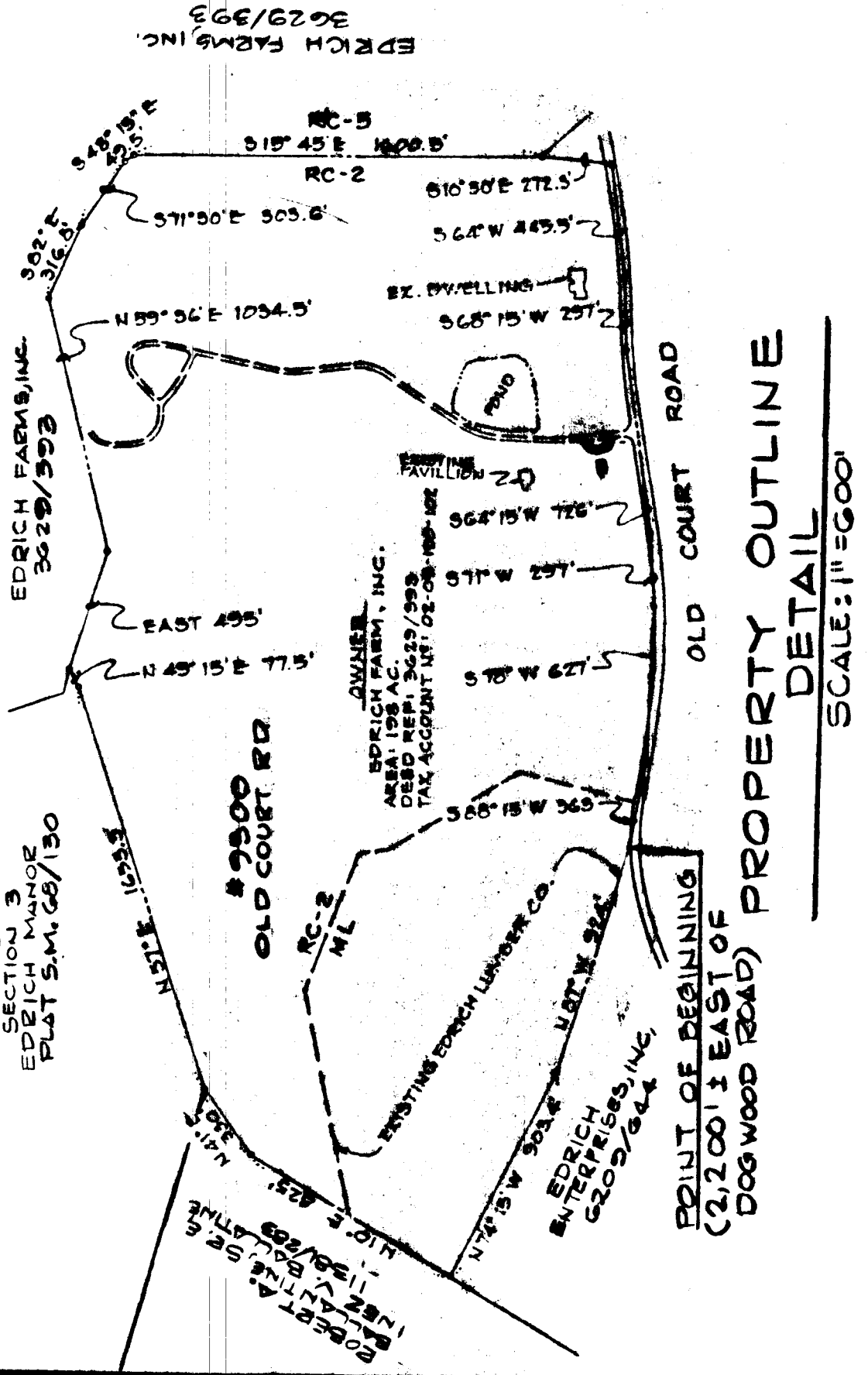
SHEET 1

OF 1

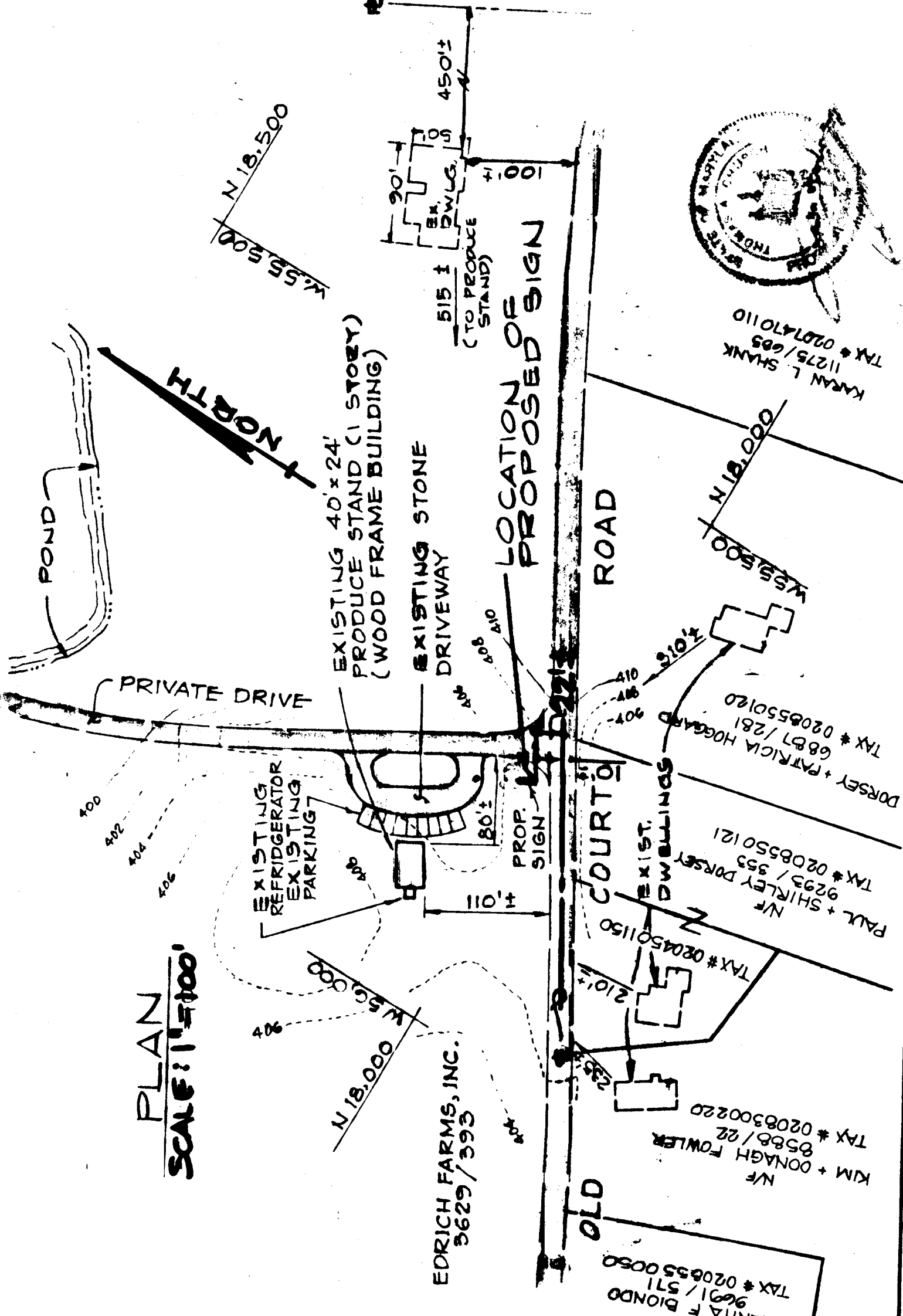
CONTRACT NUMBER

91-1492C

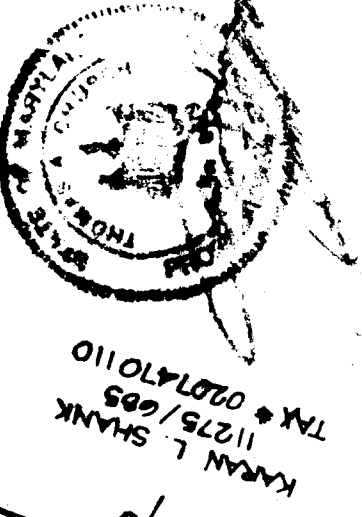
(CASE NO. 99-61-A)



POINT OF BEGINNING (2,200'± EAST OF DOGWOOD ROAD) PROPERTY OUTLINE
SCALE: 1"=600'



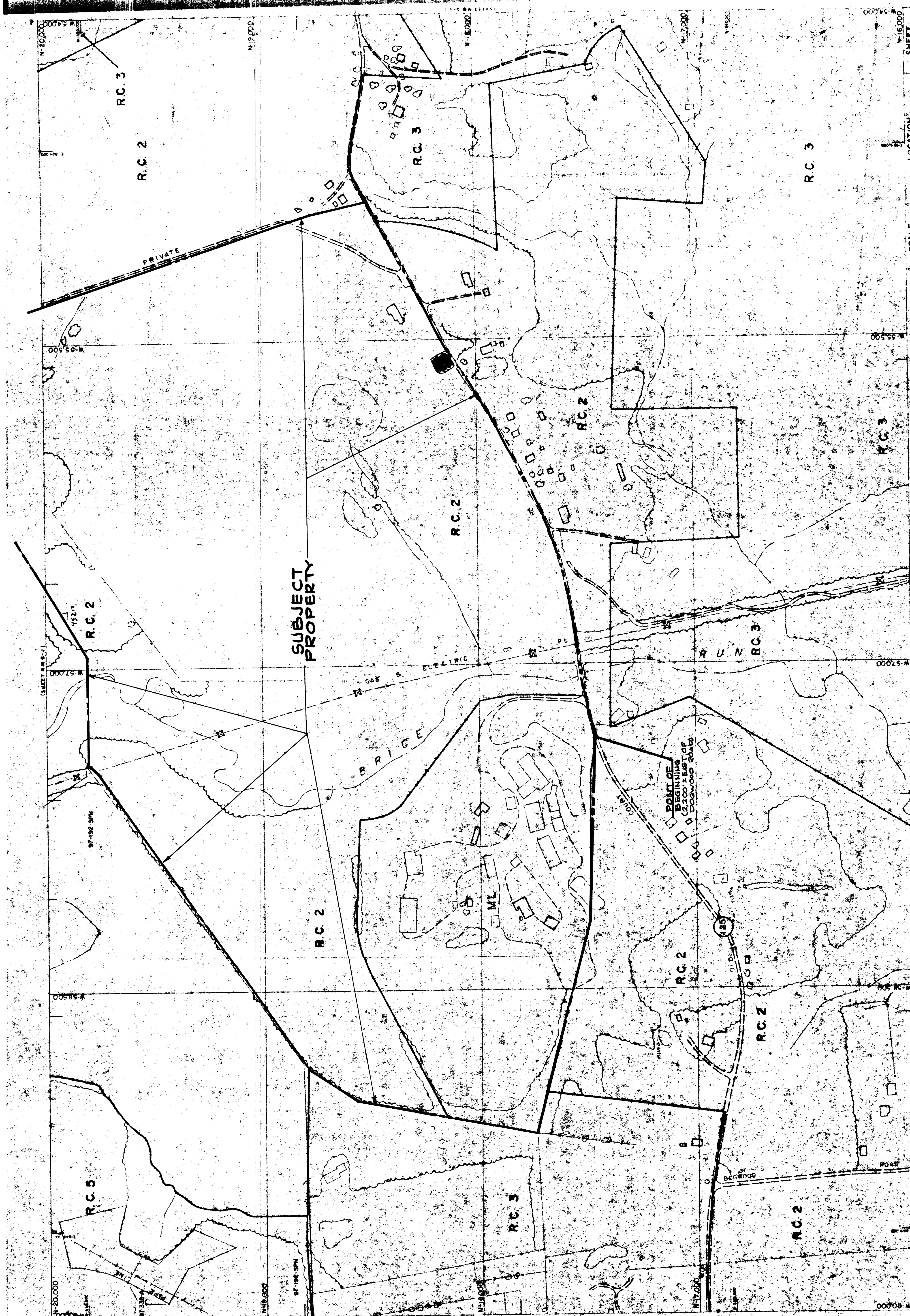
PLAN
SCALE: 1"=100'



DEVELOPMENT ENGINEERS & SURVEYORS, INC.
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD 410-577-2600 BALTIMORE, MARYLAND 21212

Check	DATE	REVISIONS
Drafting T.L.B.		
Check T.A.C.		
Design		
Check		

ENCLOSURE



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING		99-61-A	
OFFICIAL ZONING MAP		SCALE 1" = 200'	LOCATION NORTH OF KRAFT CORNER
DATE OF PHOTOGRAPHY JANUARY 1986		SHEET N.W. S-1	

UNRECORDED SITE ZONING MAP
APPROVED BY THE BALTIMORE COUNTY ZONING COMMISSION
DATE: 12/15/86
BY: [Signature]
LEGISLATIVE COUNSEL

THIS MAP HAS BEEN REVISITED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-DOHN, INC. BALTIMORE, MD 21202

#61